

069.0

0004

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
893,100 / 893,100

USE VALUE:

893,100 / 893,100

ASSESSED:

893,100 / 893,100


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		KIMBALL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BLOCH JUSTINE &	
Owner 2: KOHLBERG KENNETH	
Owner 3:	

Street 1: 12 KIMBALL RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: LINDSAY DONALD S & PAGE J -
Owner 2: -

Street 1: 12 KIMBALL RD
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474
St/Prov: MA

PREVIOUS OWNER
Owner 1: LINDSAY DONALD S & PAGE J -
Owner 2: -

Street 1: 12 KIMBALL RD
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474
St/Prov: MA

NARRATIVE DESCRIPTION
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Asbestos Exterior and 2541 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	12															

IN PROCESS APPRAISAL SUMMARY												Residential CARD ARLINGTON											
Legal Description												User Acct											
Use Code												44464											
Land Size												GIS Ref											
Building Value												GIS Ref											
Yard Items												GIS Ref											
Land Value												Insp Date											
Total Value												11/08/18											
101												15963!											
6000.000												15963!											
472,000												15963!											
1,100												15963!											
420,000												15963!											
893,100												15963!											
101												15963!											
0.138												15963!											
472,000												15963!											
1,100												15963!											
420,000												15963!											
893,100												15963!											
101												15963!											
0.138												15963!											
472,000												15963!											
1,100												15963!											
420,000												15963!											
893,100												15963!											
101												15963!											
0.138												15963!											
472,000																							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6 - Colonial	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good									14	4					
Foundation: 3 - BrickorStone				A Bath: 1	Rating: Good									10	FFL					
Frame: 1 - Wood				3/4 Bath:	Rating:									14	6					
Prime Wall: 5 - Asbestos				A 3QBth:	Rating:									8	BMT					
Sec Wall: %				A HBth:	Rating:									FFL						
Roof Struct: 3 - Gambrel				OthrFix:	Rating:									20						
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1									24	
Color: MAUVE				Kits: 1	Rating: Very Good									19	HST					
View / Desir:				A Kits:	Rating:									SFL	SFL					
				Fpl: 1	Rating: Average									FFL	FFL					
				WSFlue:	Rating:									BMT	BMT					
GENERAL INFORMATION																				
Grade: B - Good (-)				CONDOS INFORMATION				RESIDENTIAL GRID												
Year Blt: 1918		Eff Yr Blt:		Location:		1st Res Grid Desc: Line 1 # Units: 1														
Alt LUC:		Alt %:		Total Units:		Level FY LR DR D K FR RR BR FB HB L O														
Jurisdct: G15		Fact: .		Floor:		Other														
Const Mod:				% Own:		Upper														
Lump Sum Adj:				Name:		Lvl 2														
INTERIOR INFORMATION																				
Avg Ht/FL: STD				DEPRECIATION				REMODELING				RES BREAKDOWN								
Prim Int Wall: 2 - Plaster				Phys Cond: GD - Good	18. %	Exterior:				No Unit RMS BRS FL										
Sec Int Wall: %				Functional:	%	Interior:				1 10 4 M										
Partition: T - Typical				Economic:	%	Additions:														
Prim Floors: 4 - Carpet				Special:	%	Kitchen:														
Sec Floors: 3 - Hardwood				Override:	%	Plumbing:														
Bsmnt Flr: 12 - Concrete				Total: 18.6 %		Electric:														
Subfloor:						Heating:														
Bsmnt Gar:						General:				Totals										
Electric: 3 - Typical										1 10 4										
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 3 - Forced H/W																				
# Heat Sys: 1																				
% Heated: 100				% AC:																
Solar HW: NO				Central Vac: NO																
% Com Wall				% Sprinkled:																
MOBILE HOME				Make:				Model:				Serial #:				Year:				
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 069.0-0004-0022.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	18X26	A	AV	1988	3.05	T	24.8	101			1,100		1,100			
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101								
More: N				Total Yard Items: 1,100				Total Special Features:				Total: 1,100				IMAGE AssessPro Patriot Properties, Inc				